

1455 Waverley Street Winnipeg



Address	Available Space (sf ±)	Base Rental Rate (psf per annum)	Additional Rent (psf per annum 2023 est.)
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Unit 4	2,877	LEASED	\$14.95	\$6.32
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- Located on the west side of Waverley St. between Clarence Ave. and Chevrier Blvd.
- 1,200 sf ± of renovated office space with reception, three (3) private offices, meeting room, kitchenette, 700 sf ± flex space.
- 800 sf ± of warehouse space with 10'x12' overhead grade level loading door.
- 20 ft ± ceiling height to roof deck.
- 3 phase, 100 amp 120/208 volt.
- ¹ Plus 5% management fee on gross rent.
- ² Plus hydro and gas utilities, water utility included.
- Ample customer and tenant parking.
- Exterior fascia signage available.
- Pylon signage available through Pattison Outdoor.
- M2 zoning.
- Available immediately.

960 Portage Avenue Winnipeg



Address	Available Space (sf ±)	Base Rental Rate (psf per annum)	Additional Rent
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Unit 303	1,089	LEASED	\$21.00	2023 Base Year
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- Three-storey office building located at the corner of Portage Avenue and Lipton Street in the Wolseley neighbourhood.
- The Wolseley neighbourhood is known for its charm and diverse community.
- Prime location with high visibility and convenient access to major roads and transportation.
- Minutes from Polo Park Shopping Centre.
- Spacious and well-designed office space.
- Four (4) private offices.
- One (1) meeting rooms.
- Lunch room.
- Private offices feature floor to ceiling glazing with an abundance of natural light.
- C2 Zoning.
- Available immediately

871 Waverley Street Winnipeg



Address	Available Space (sf ±)	Base Rental Rate (psf per annum)	Additional Rent (psf per annum 2023 est.)
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Unit 4	906	LEASED	\$21.00	\$15.33 ^{1,2}
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- Join this vibrant centre, home to established tenancies offering personal services, including medical, dental, aesthetics and food services.
- Northbound and southbound curb cuts on Waverley Street.
- Located across from Ralph Cantafio Soccer Complex
- Currently operating as a orthopedics office but adaptable to many uses.
- Three (3) private offices and reception area.
- 1 plus 5% management fee on gross rent.
- 2 plus hydro and gas utilities, water included.
- C2 Zoning.
- Available immediately.

**233 Portage Avenue
Winnipeg**



Address	Available Space (sf ±)	Base Rental Rate (psf per annum)	Additional Rent (psf per annum 2023 est.)
2nd Floor - Unit 200	4,908	\$11.95	\$11.23 ¹
Subdivided	2,257, 2,632	\$11.95	\$11.23 ¹
2nd Floor - Unit 205	2,296	\$11.95	\$11.23 ¹

- Professionally designed and functional developed office space.
- Located on the north side of Portage Avenue between Notre Dame Avenue and Garry Street in the heart of downtown.
- Located on a major transit route.
- Across from the shops and services of the underground concourse system.
- Lower level storage available.
- Spectacular views.
- ¹ Plus 5% management fee on gross rent.
- Available immediately.

**245 Portage Avenue
Winnipeg**



Address	Available Space (sf ±)	Base Rental Rate (psf per annum)	Additional Rent (psf per annum 2023 est.)
245 Portage Avenue	2,626	\$19.95	\$9.19 ^{1,2}

- Developed office/retail space.
- Located on the north side of Portage Avenue between Notre Dame Avenue and Garry Street in the heart of downtown.
- Located on a major transit route.
- Across from the shops and services of the underground concourse system.
- Lower level storage available.
- ¹ Includes proportionate share of hydro and gas utilities.
- ² Plus 5% management fee on gross rent.
- Available immediately.

**212 Notre Dame Avenue
Winnipeg**



Address	Available Space (sf ±)	Base Rental Rate (psf per annum)	Additional Rent (psf per annum 2023 est.)
212 Notre Dame Avenue	1,893	\$19.95	\$9.19 ^{1,2}

- Developed office/retail space.
- Located on the north side of Portage Avenue between Notre Dame Avenue and Garry Street in the heart of downtown.
- Located on a major transit route.
- Across from the shops and services of the underground concourse system.
- Lower level storage available.
- Large eastern glazing.
- Exterior signage opportunity.
- Interior secondary suite access.
- ¹ Plus hydro, gas and water utilities.
- ² Plus 5% management fee on gross rent.
- Available immediately.

35 King Street Winnipeg



Address	Available Space (sf ±)	Gross Rental Rate (psf per annum)	Additional Rent
2nd Floor	5,143	\$21.95	2023 Base Year
3rd Floor	5,138	\$21.95	2023 Base Year

35 King Street is a Five storey, 30,010 sf ± office building that is densely developed with private offices, classrooms, meeting rooms, laboratories, and lounge areas. 35 King Street's central urban location in Winnipeg's historic Exchange District is well situated in close proximity to Portage Avenue and Main Street, Red River College and Canada Life Centre. An on-site surface lot, together with street parking, adjacent parking structures and major transit stops provide easy access options for tenants and visitors. Available immediately.

191 Lombard Avenue Winnipeg



Address	Available Space (sf ±)	Gross Rental Rate (psf per annum)	Additional Rent
Main Floor	3,187	\$32.00	2023 Base Year
Unit 1103	1,567	\$21.95	2023 Base Year
9th Floor	3,723	\$21.95	2023 Base Year

- Developed retail and office space.
 - C Zoning.
 - This central and historic landmark, 191 Lombard Avenue offers an incredible leasing opportunity, the prominent and highly visible main floor. Blending tradition with modern decor and convenience,
- located in the historic Exchange District across from the underground Concourse, the Richardson Building, the Fairmont Hotel and adjacent to the Millennium Centre, just a few short blocks from Shaw Park and Waterfront Drive.
- Portage and Main views.

415 Graham Avenue Winnipeg



Address	Available Space (sf ±)	Semi-Gross Rental Rate	Additional Rent
415 Graham Avenue	2,382	\$2,995.00/month	CAM, Property Tax Included.

- Join Thom Barga Coffee & Tea, White Star Diner, Paris Nails and Hue Shoe Repair in this repositioned property located in the heart of Downtown in the Graham Avenue corridor.
- This unique, multi-level, leasing opportunity will appeal to a tenant looking for non-traditional space with storefront signage.
- ¹ Plus 5% management fee on gross rent
- Plus hydro, gas and water utilities.
- M Zoning.
- Available February 1, 2024.

Redwood Plaza 1070-1086 Main Street Winnipeg



Address	Available Space (sf ±)	Base Rental Rate (psf per annum)	Additional Rent (psf per annum 2024 est)
1072 Main Street	1,974	\$14.95	\$6.43 ^{1,2}
1080 Main Street	1,107	\$14.95	\$6.43 ^{1,2}
1086 Main Street	582	\$14.95	\$6.43 ^{1,2}

- Located at the intersection of Main Street and Aberdeen Avenue, just south of Redwood Avenue.
- Exterior signage opportunity.
- Ample parking.
- 1072 Main Street is open concept.
- 1080 Main Street is developed office.
- 1086 Main Street is open concept.
- ¹ Plus hydro and gas utilities and 5% management fee on gross rent.
- ² Inclusive of water utility.
- C2 zoning.
- 1072 Main Street available immediately.
- 1080 Main Street available immediately.
- 1086 Main Street available TBD.

32-48 Seal Road, 88 and 108 Severn Crescent Thompson, Manitoba



Mixed Use Investment Opportunity For Sale

- Located at the intersection of Seal Road and Severn Crescent, just off of Mystery Lake Road, Thompson, Manitoba.
- Two (2) buildings comprised of 25,844 sf ±
- 1.8 acres ±
- Constructed in 1971/1972 & 1976
- "IL" Industrial Light Zoning
- Projected 2022 NOI \$123,051
- List Price: \$1,260,000

